

Leicester
City Council

SECOND DESPATCH

MEETING OF THE PLANNING AND DEVELOPMENT CONTROL COMMITTEE

WEDNESDAY, 15 SEPTEMBER 2021

Further to the agenda for the above meeting which has already been circulated, please find attached the following:

4. PLANNING APPLICATIONS AND CONTRAVENTIONS

Appendix B

The Committee is asked to consider the recommendations of the Director, Planning, Development and Transportation contained in the attached reports, within the categories identified in the index appended with the reports.

15 September 2021:

Please note that the following supplementary information is now available and has been added to the agenda:

- **Supplementary Report (Addendum)**
- **Officers Presentation**

Officer contacts

Ayleena Thomas, tel: 0116 454 6369 email: ayleena.thomas@leicester.gov.uk /

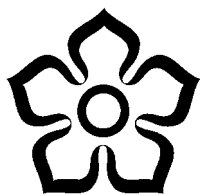
Aqil Sarang, tel: 0116 454 5591 email: aqil.sarang@leicester.gov.uk /

Jacob Mann, tel: 0116 454 5843 email: jacob.mann@leicester.gov.uk /

Democratic Support, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ

Planning & Development Control Committee
Applications and Contraventions: Supplementary Report

Wards: see individual reports



Leicester
City Council

Planning & Development Control Committee

Date : 15 September 2021

SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:

INDEX
APPLICATION ORDER

Page Main	Page Supp	Application Number	Address	Ward
23		20210286	9 Grace Road	AY
33		20192082	186 Welford Road	CA
67		20210777	24 Guthridge Crescent, Former Braunstone South Housing Office	BF
77		20201190	58 Stoneygate Road	KN

Recommendation: Conditional approval	
20210286	9 Grace Road
Proposal:	Change of use of care home (Class C2) to three units in multiple occupation for between 3 to 6 persons (1x5 bed; 2x6 bed) (Class C4) and one unit in multiple occupation for more than 6 persons (1x7 bed) (Sui Generis); alterations; parking (amended plans received 30/07/2021)
Applicant:	Mr S Ruparelia
App type:	Operational development - full application
Status:	
Expiry Date:	26 August 2021
RB	WARD: Aylestone

Page Number on Main Agenda: 23

Recommendation: Withdrawn from the Agenda

This application has been withdrawn from this PDCC and will be scheduled for determination at the next available PDCC. It has been withdrawn as due to an administrative oversight in that the objectors on this application were not notified of the PDCC date. Consequently, in the interests of procedural fairness the application has been withdrawn.

Recommendation: Conditional approval	
20192082	186 Welford Road
Proposal:	Demolition of antiques warehouse (Sui Generis); construction of two blocks (1 x 3 storey & 1 x 4 storey) for student accommodation (Sui Generis) to provide 43 studio apartments; vehicular access (Amended plans) (S106 Agreement)
Applicant:	UK Land Limited
App type:	Operational development - full application
Status:	
Expiry Date:	24 September 2021
WJJ	WARD: Castle

Page Number on Main Agenda: 33

Amended conditions: The plans condition (No. 27) has been amended.

Further Considerations

A Schedule of Accommodation has been provided which is as follows.

186 Welford Road, Leicester Schedule of Accommodation

BLOCK A

Unit Type		sq m	sq ft
Basement			
Recreation		29	312
Plant		25	269

Ground Floor			
Refuse		25.9	279
A-0-01	Studio	25	269
A-0-02	Studio	24	258
A-0-03	Studio	24	258
A-0-04	Studio	30.1	324
Total habitable		129	1389

First Floor			
A-1-01	Studio	25	269
A-1-02	Studio	25.9	279
A-1-03	Studio	26.7	287
A-1-04	Studio	25	269
A-1-05	Studio	25.6	276
A-1-06	Studio	25.4	273
A-1-07	Studio	24	258
Total habitable		177.6	1912

Second Floor			
A-2-01	Studio	25	269
A-2-02	Studio	25.9	279
A-2-03	Studio	26.7	287
A-2-04	Studio	25	269
A-2-05	Studio	25.6	276
A-2-06	Studio	25.4	273
A-2-07	Studio	24	258
Total habitable		177.6	1912

Third Floor			
A-3-01	Studio	27.9	300
A-3-02	Studio	27	291
A-3-03	Studio	25.7	277
A-3-04	Studio	26.8	288
Total habitable		107.4	1156

Proposed GIA	sq m
Basement	91.3
Ground Floor	171.4
First Floor	219.9
Second Floor	219.9
Third Floor	139.3
Total	750.5

Totals	
Studios	22
Total Flats	22
Total Beds	22

BLOCK B

Unit Type		sq m	sq ft
Ground Floor			
B-0-01	Studio	26.8	288
B-0-02	Studio	25.8	278
B-0-03	Studio	25	269
B-0-04	Studio	25	269
B-0-05	Studio	25	269
B-0-06	Studio	25	269
B-0-07	Studio	25.2	271
B-0-08	Studio	26.1	281
Total habitable		203.9	2195

Proposed GIA	sq m
Ground Floor	256.1
First Floor	256.1
Second Floor	168.9
Total	681.1

Totals	
Studios	21
Total Flats	21
Total Beds	21

First Floor			
B-1-01	Studio	26.8	288
B-1-02	Studio	25.8	278
B-1-03	Studio	25	269
B-1-04	Studio	28.8	310
B-0-05	Studio	28.9	311
B-0-06	Studio	25	269
B-0-07	Studio	25.2	271
B-0-08	Studio	26.1	281
Total habitable		211.6	2278

Second Floor			
B-2-01	Studio	30.6	329
B-2-02	Studio	27.1	292
B-2-03	Studio	26.7	287
B-2-04	Studio	27.7	298
B-2-05	Studio	29.7	320
Total habitable		141.8	1526

Scheme Totals	
Studios	43
Total Flats	43
Total Beds	43

New 3D visuals have been provided that illustrate the amended scheme (912 P10 Rev A & 912 P11 Rev A).

The Site Sections (912 P08 Rev E) have been amended (912 P08 Rev F) so that they agree with the Topographical Sections (912 P09 Rev C).

The plans condition (condition 27) has been amended to reflect the amended plans.

None of the above raise any issues that have not been addressed in the main report.

CONDITIONS

27. Development shall be carried out in accordance with the following approved plans: Location Plan – A4 (912 P01) (received 1/11/2019), Site Plan – A1 (912 P02F) (received 12/3/2021), Block A – Plans – A1 (912 P03C) (received 24/2/2021), Block A Elevations – A1 (914 P04D) (received 4/3/2021), Block B – Plans – A1 (915 P05F) (received 12/3/2021), Block B – Elevations – A1 (912 P06G) (received 12/3/2021), Welford Road Streetscene – A1 (912 P07B) (received 1/3/2021), Site Sections – A1 (912 P08F) (received 6/9/2021), Topographical Sections – A2 (912 P09C) (received 2/6/2020), Landscape Plan – A1 (912 P13B) (received 12/3/2021), Typical 1:20 Elevation Details – A1 (912/16A) (11/8/2021).

Recommendation: Conditional approval	
20210777	24 Guthridge Crescent, Former Braunstone South Housing Office
Proposal:	Change of use from office (Class E) to non-residential educational use and place of worship (Class F1); alterations (Amended plans received 23/6/2021)
Applicant:	Mr Mohammed Mahdi
App type:	Change of use
Status:	
Expiry Date:	17 September 2021
ACB	WARD: Braunstone Park & Rowley Fields

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Amended Note to Applicant 1

Further Considerations

The note to applicant refers to the 2019 National Planning Policy Framework. (NPPF). An amended note is attached to reflect the 2021 NPPF.

NOTES FOR APPLICANT

1. The City Council, as local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant during the process. The decision to grant planning permission with appropriate conditions taking account of those material considerations in accordance with the presumption in favour of sustainable development as set out in the NPPF 2021 is considered to be a positive outcome of these discussions.

Recommendation: RECO subject to s106 Agreement	
20201190	58 Stoneygate Road
Proposal:	Change of use of school (Class D1) to 15 flats (Class C3) (1x 3bed, 13x 2bed, 1x1bed); part demolition of building; insertion of roof windows; associated works. (Amended plans and information received) (S106 Agreement)
Applicant:	Mr Kieran Dayah
App type:	Operational development - full application
Status:	
Expiry Date:	8 October 2021
JL	WARD: Knighton

Page Number on Main Agenda: 77

Amended Recommendation: Withdrawn from agenda

This application has been withdrawn from this PDCC and will be scheduled for determination at the next available PDCC. It has been withdrawn as due to an administrative oversight in that the objectors on this application were not notified of the PDCC date. Consequently, in the interests of procedural fairness this application has been withdrawn.

Planning & Development Control Committee 15th September 2021

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Planning Applications Index

Planning & Development Control Committee 15th September 2021

20192079

169 Belgrave Gate

20192082

186 Welford Road

20210777

24 Guthridge Crescent

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Leicester
City Council

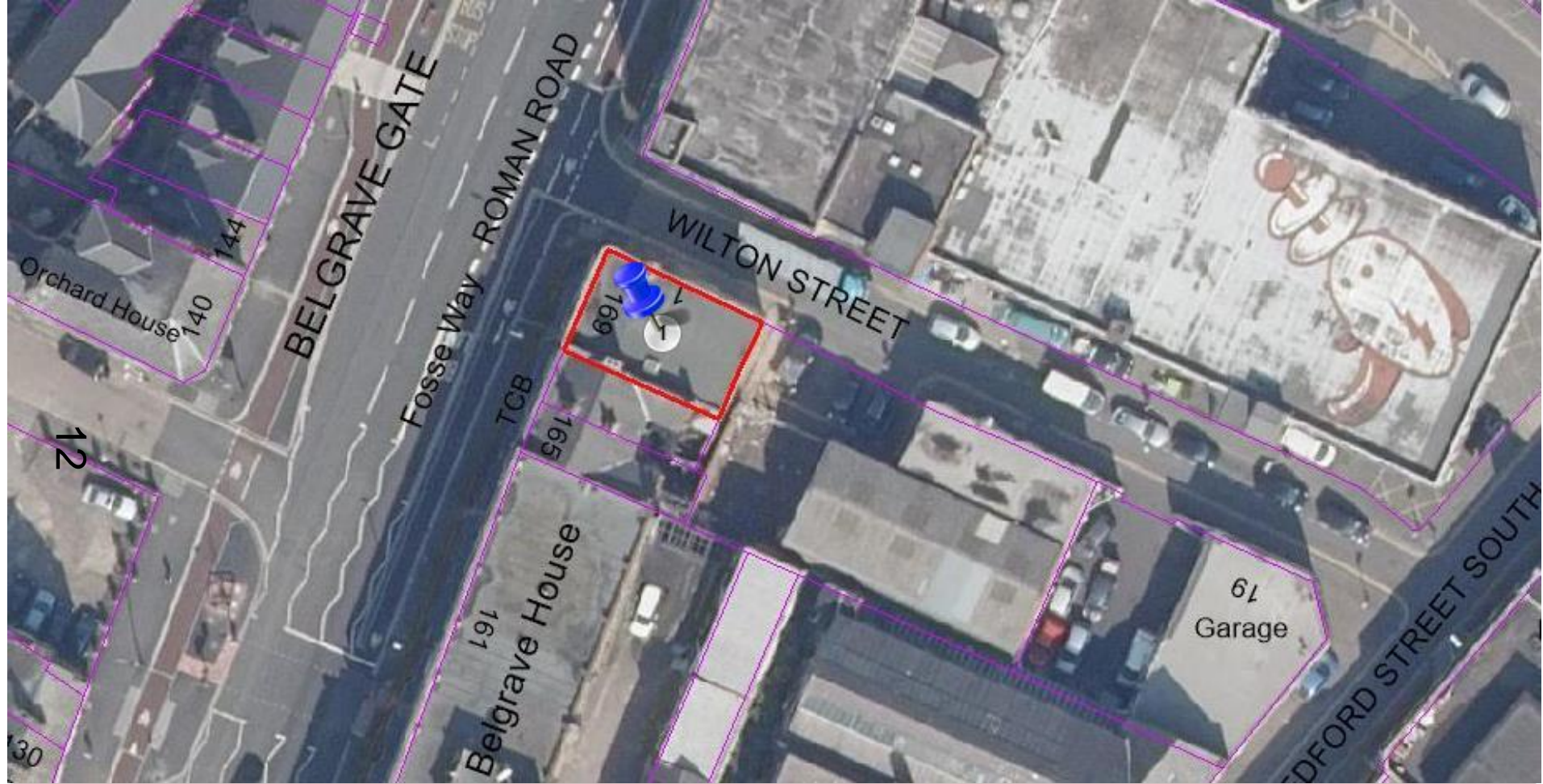
169 Belgrave Gate

20192079

P&DCC 15th September 2021

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[CLICK - 3D VIEW](#)

20192079
169 Belgrave Gate



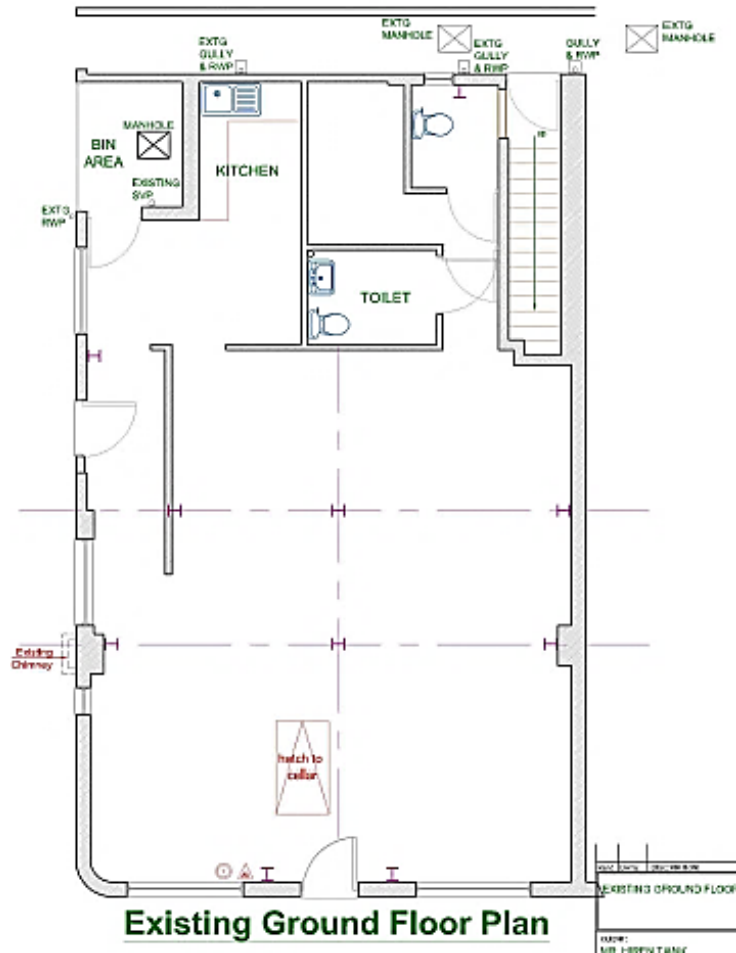
Front elevation

20192079
169 Belgrave Gate



Rear elevation

20192079
169 Belgrave Gate



Ground floor plan (from application 20190451)

20192079
169 Belgrave Gate

186 Welford Road

20192082

P&DCC 15th of September 2021

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[CLICK - 3D VIEW](#)

20192082
186 Welford Road

**View from Welford
Road (Antiques
place)**



CLICK - 3D VIEW

**20192082
186 Welford Road**

**View from
Welford Road
(Antiques
place)**



CLICK - 3D VIEW

**20192082
186 Welford Road**

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**Relationship with number
184 Welford Road**

CLICK - 3D VIEW

**20192082
186 Welford Road**



**186 Howard Road on right. 188 Howard
Road on left. 188 Welford Road behind
and 186 Road in distance.**



**View towards 186 Welford Road
from 186 Howard Road. Wall on
left is 188 Welford Road.**



**View towards
186 Welford
Road from 186
Howard Road.**

CLICK - 3D VIEW

**20192082
186 Welford Road**



**View towards 186
Welford Road from
rear gardens of
dwellings along
Howard Road.**

CLICK - 3D VIEW

**20192082
186 Welford Road**



**View towards 186
Welford Road from
rear gardens of
dwellings along
Victoria Park Road.**

[CLICK - 3D VIEW](#)

**20192082
186 Welford Road**



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**View towards 186
Welford Road from
rear gardens of
dwellings along
Victoria Park Road.**

CLICK - 3D VIEW

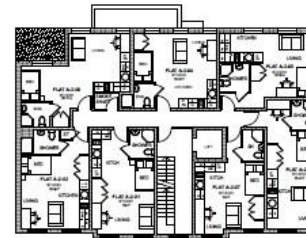
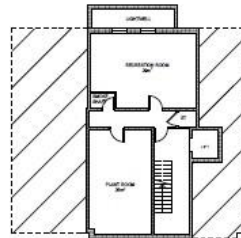
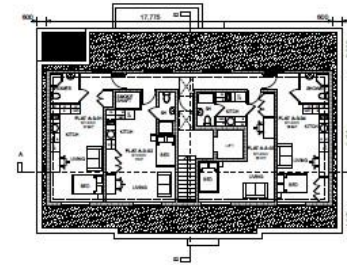
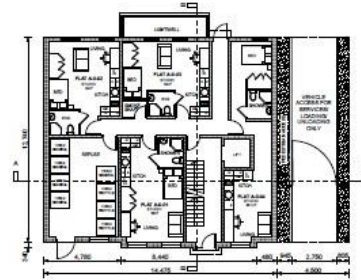
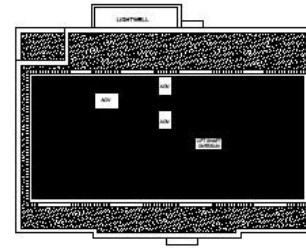
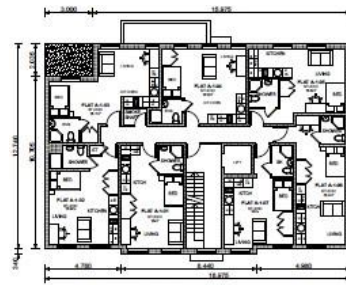
**20192082
186 Welford Road**

Development layout

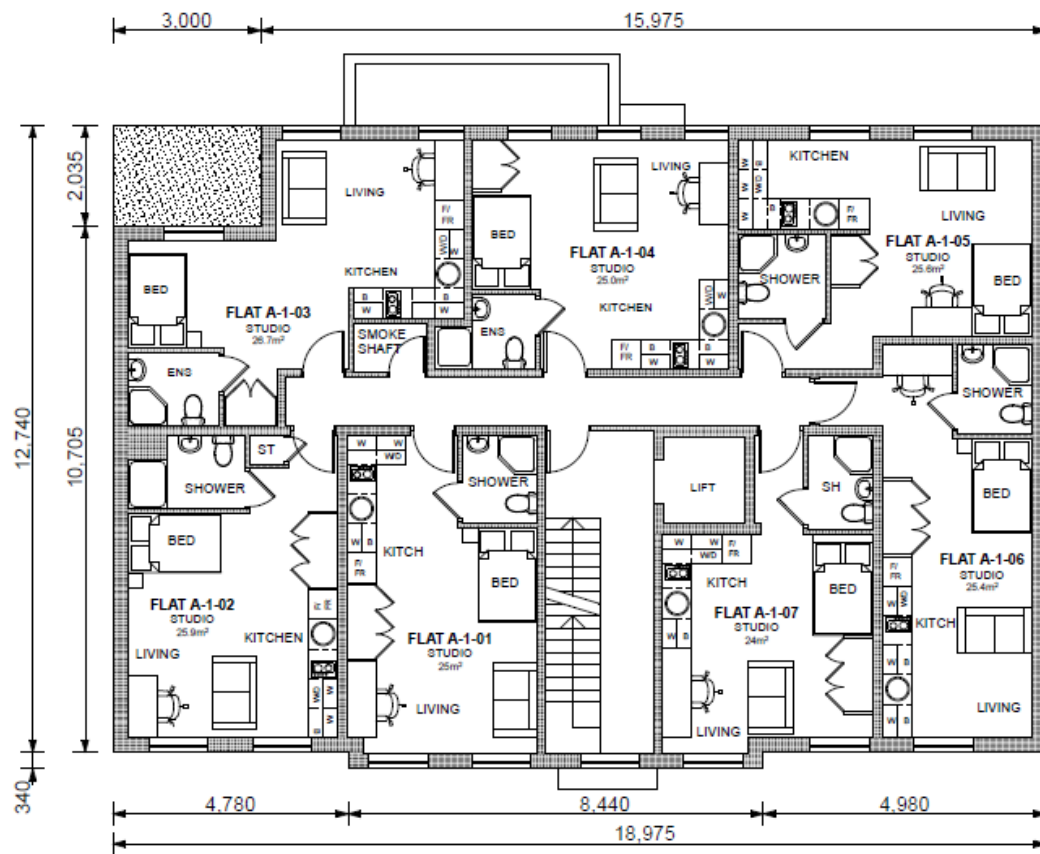


CLICK - 3D VIEW

20192082
186 Welford Road

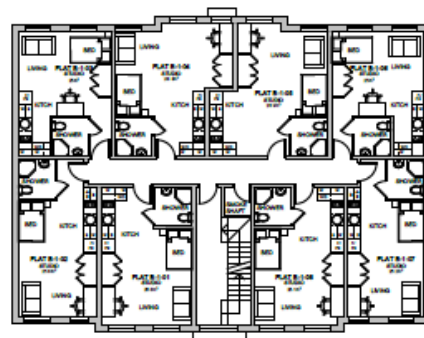


Block A First Floor plan enlarged

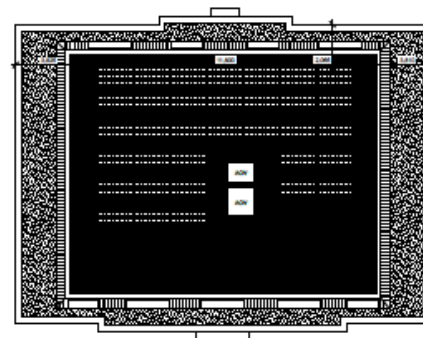


FIRST FLOOR PLAN

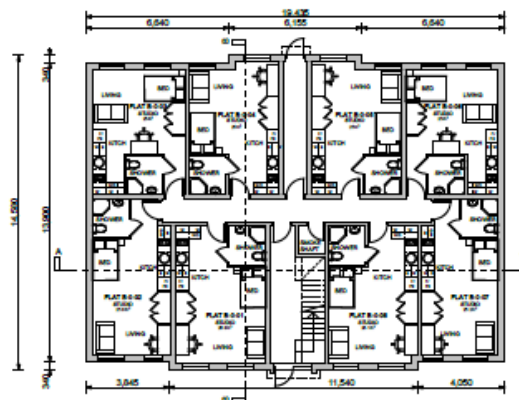
Block B floorplans



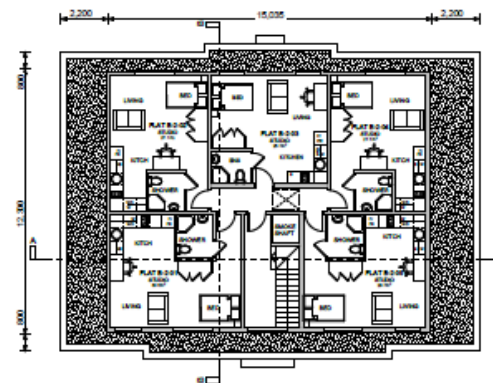
FIRST FLOOR PLAN



ROOF PLAN



GROUND FLOOR PLAN



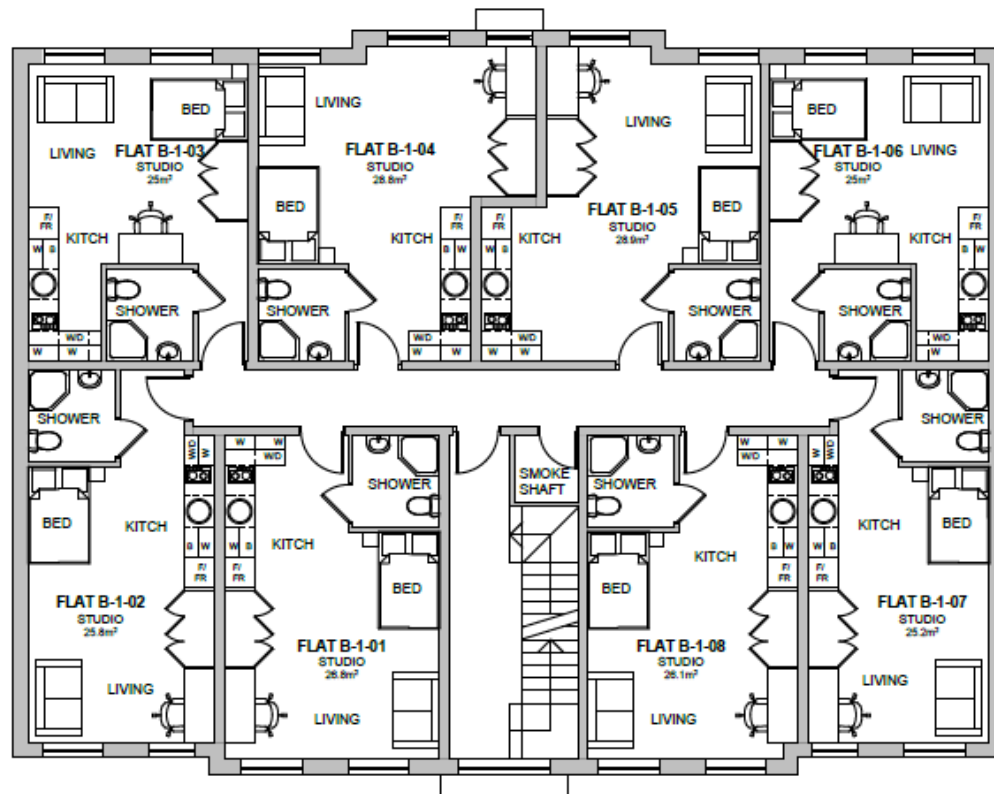
SECOND FLOOR PLAN

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[CLICK - 3D VIEW](#)

20192082
186 Welford Road

Block B First Floor plan enlarged



FIRST FLOOR PLAN

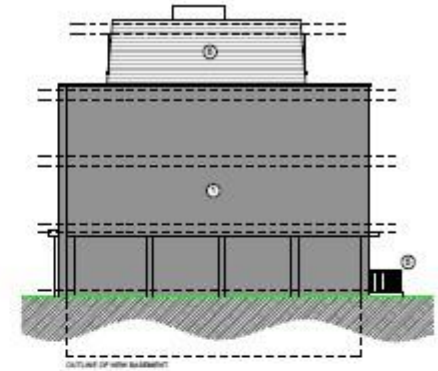
[CLICK - 3D VIEW](#)

20192082
186 Welford Road

Block A elevations



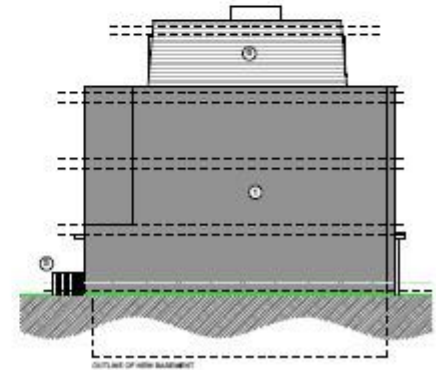
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



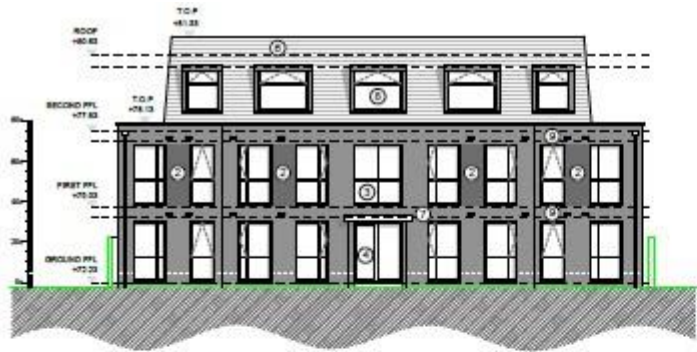
SIDE ELEVATION

34

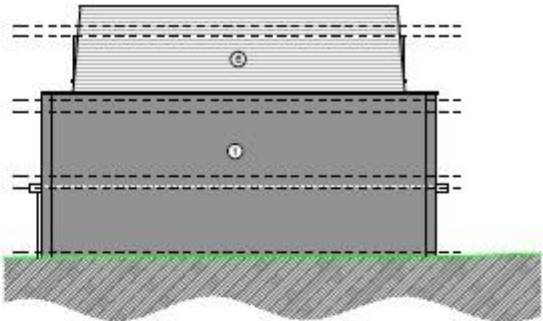
[CLICK - 3D VIEW](#)

20192082
186 Welford Road

Block B
elevations



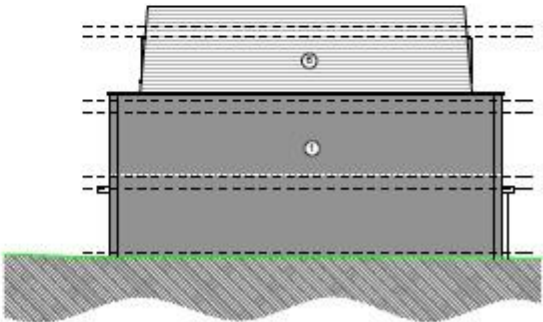
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

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[CLICK - 3D VIEW](#)

20192082
186 Welford Road



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EXISTING STREET SCENE

Cross section from Welford Road showing existing building.

[CLICK - 3D VIEW](#)

20192082
186 Welford Road



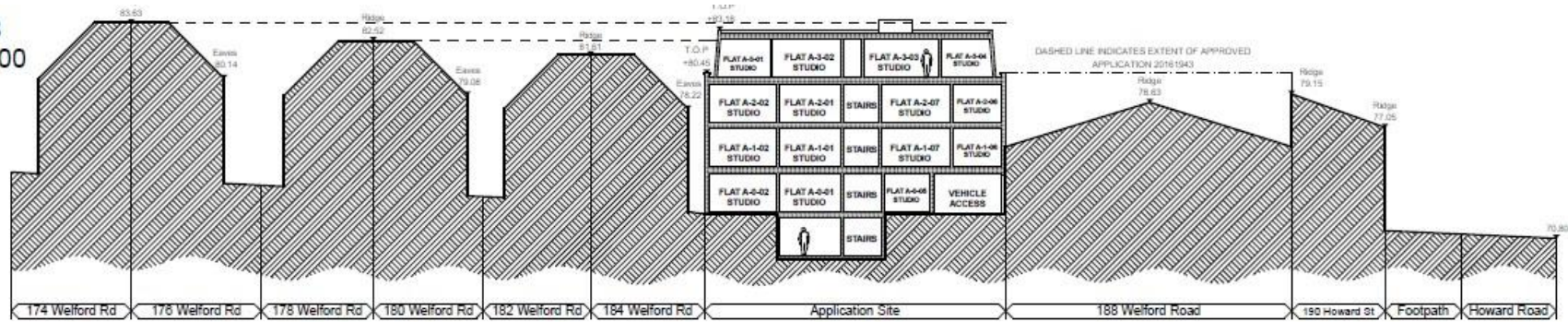
PROPOSED STREET SCENE

Cross section from Welford Road showing proposed building.

[CLICK - 3D VIEW](#)

20192082
186 Welford Road

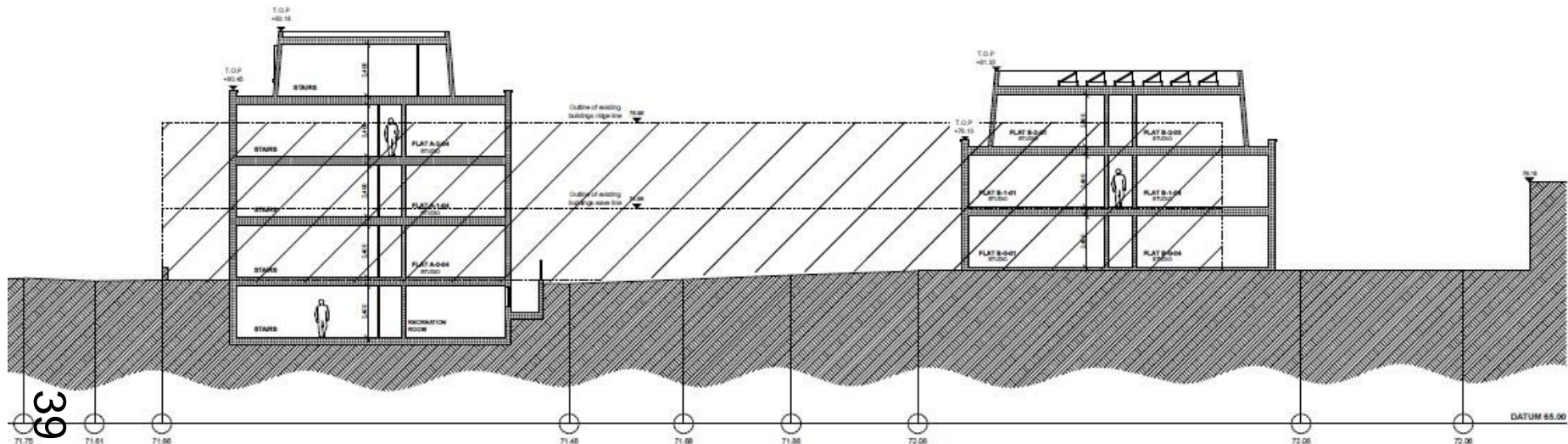
SECTION B
scale @ 1:200



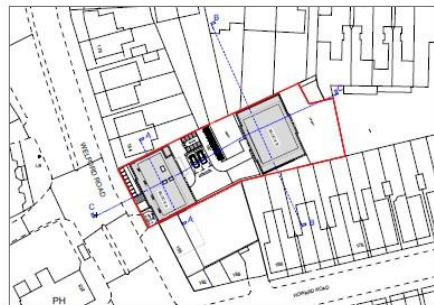
Cross section of site from Welford Road.

CLICK - 3D VIEW

20192082
186 Welford Road

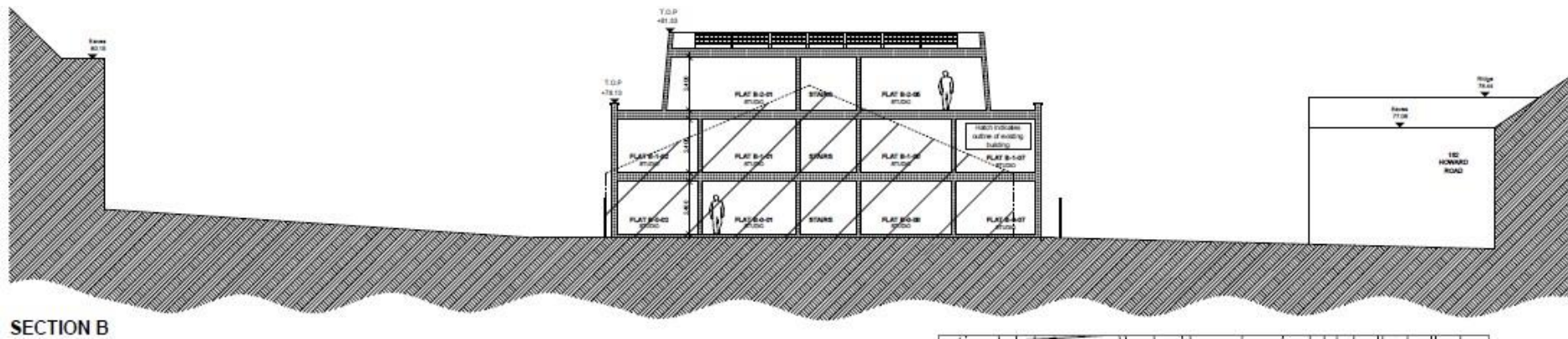


SECTION C



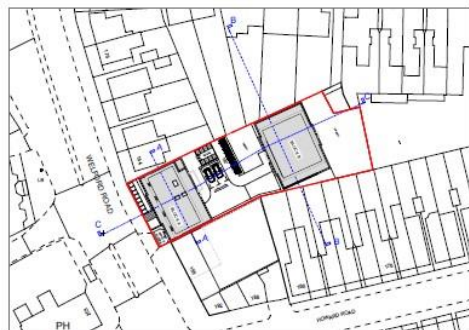
SITE PLAN KEY
scale @ 1:500

Cross section of site from west to east, showing Block A on left and B on right and outline of existing building.



SECTION B

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SITE PLAN KEY
scale @ 1:500

Cross section of site from north to south, showing Block B and outline of existing building. 362 Victoria Park Road is on the left and 182 Howard Road on the right.

[CLICK - 3D VIEW](#)

20192082
186 Welford Road



Illustration of how Block A may look from Welford Road. Note: this is illustrative and not an Actual Visual Representation (AVR) which is measured precisely.

[CLICK - 3D VIEW](#)

20192082
186 Welford Road



Illustration of how Block A may look from west. Houses on Welford Road on right. Note: this is illustrative and not an Actual Visual Representation (AVR) which is measured precisely.

[CLICK - 3D VIEW](#)

20192082
186 Welford Road



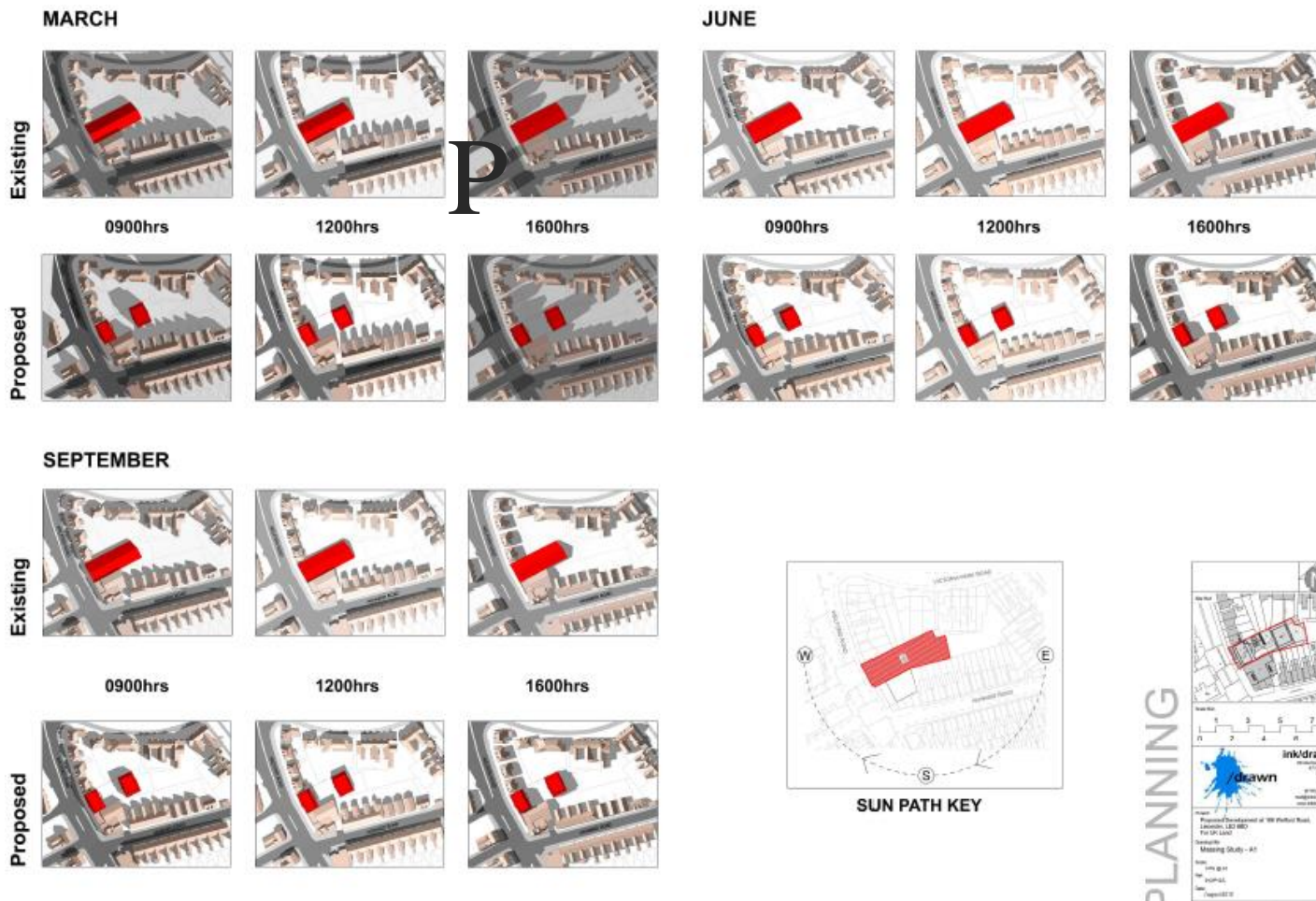
Illustration of how Block B may look from west. Houses along Victoria Park Road on left.
Note: this is illustrative and not an Actual Visual Representation (AVR) which is
measured precisely.

[CLICK - 3D VIEW](#)

20192082
186 Welford Road



Illustration of how Block B may look from west. Houses along Victoria Park Road on right. Note: this is illustrative and not an Actual Visual Representation (AVR) which is measured precisely.



CLICK - 3D VIEW

20192082
186 Welford Road

24 Guthridge Crescent

20210777

P&DCC 15 September 2021

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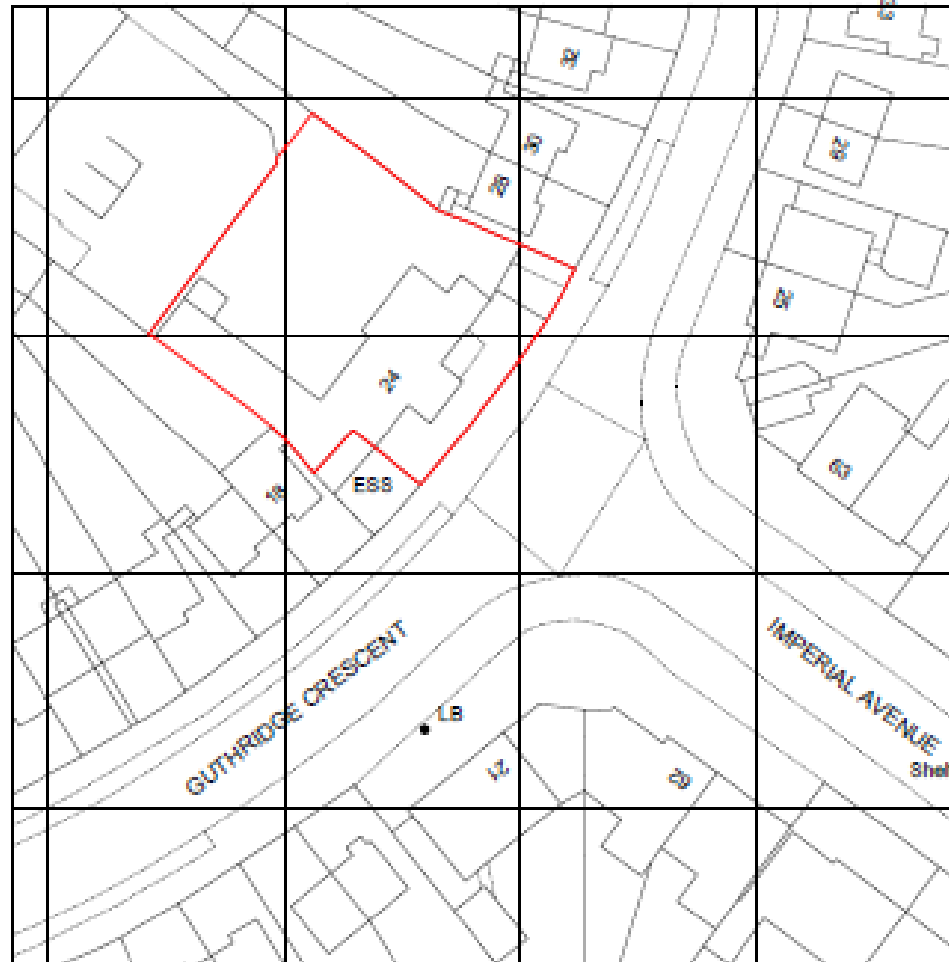


- Aerial Photos
- B&W Base
- Colour Base



[CLICK - 3D VIEW](#)

20210777
24 Guthridge Crescent



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Front elevation

20210777
24 Guthridge Crescent



Vehicle access

20210777
24 Guthridge Crescent



View along Guthridge Crescent

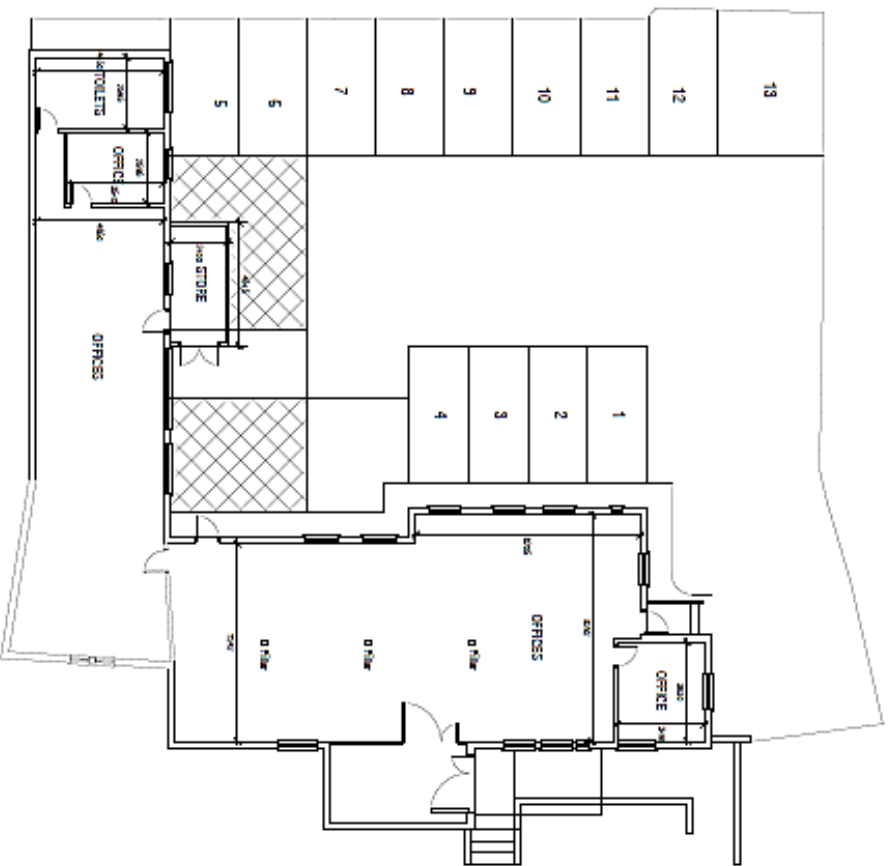
20210777
24 Guthridge Crescent

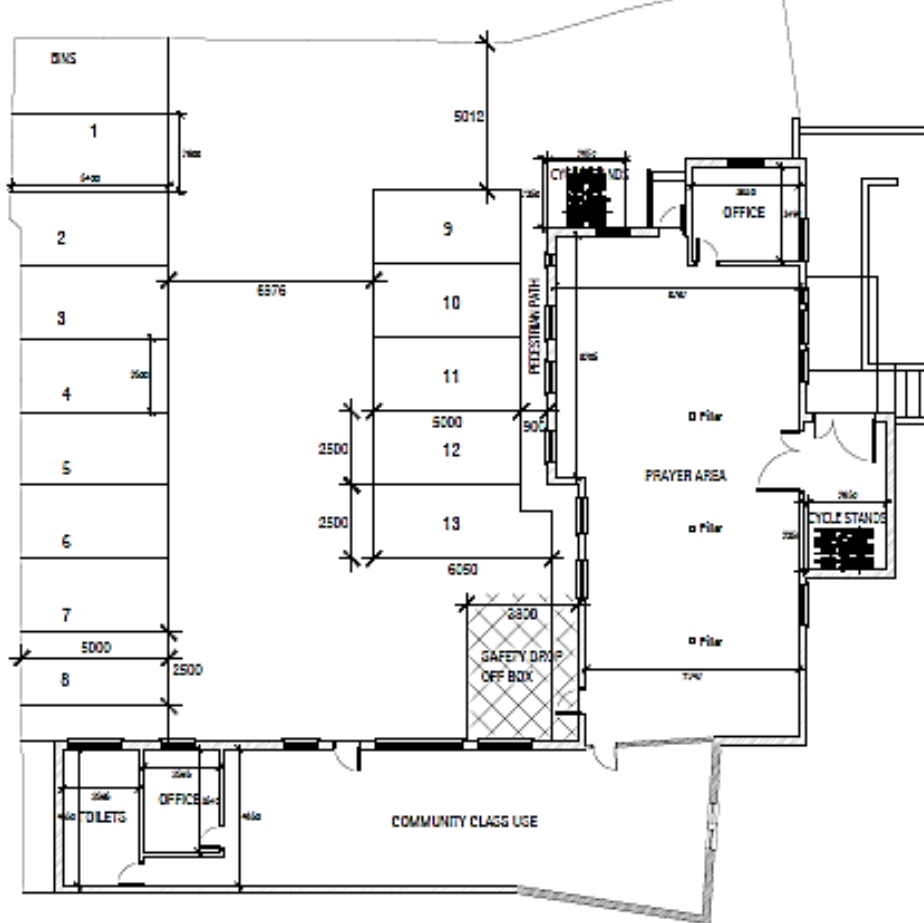


Local shopping centre opposite site

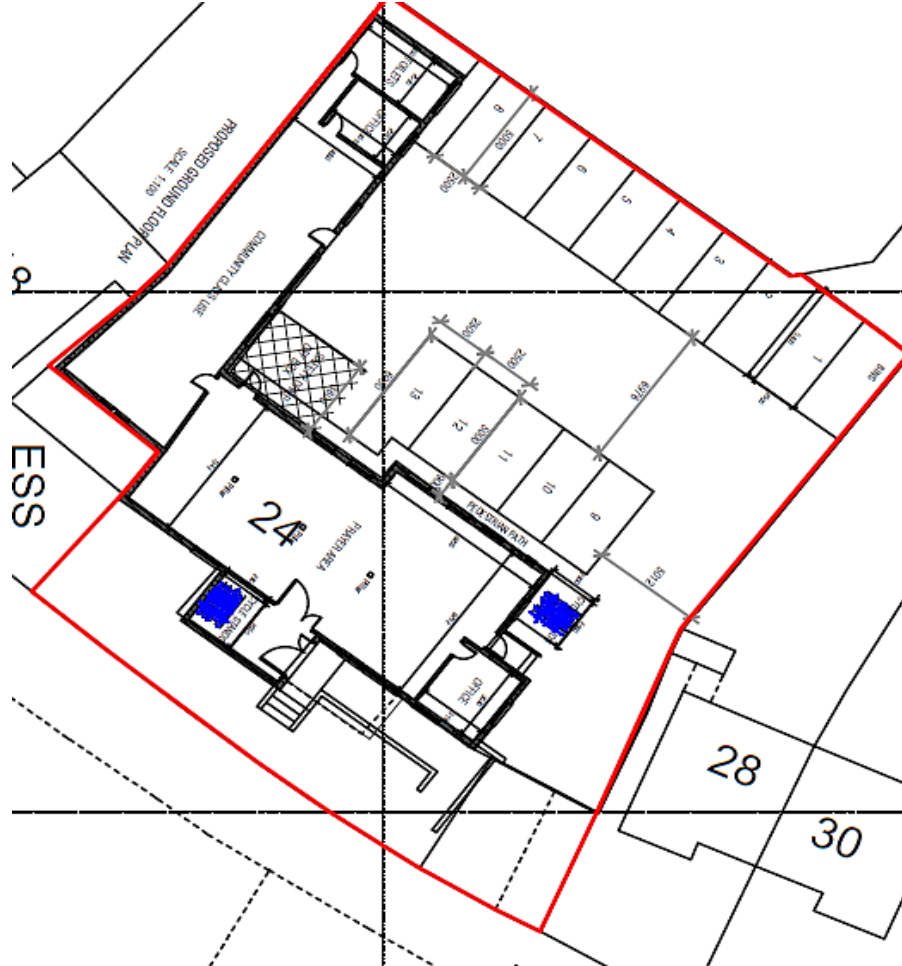


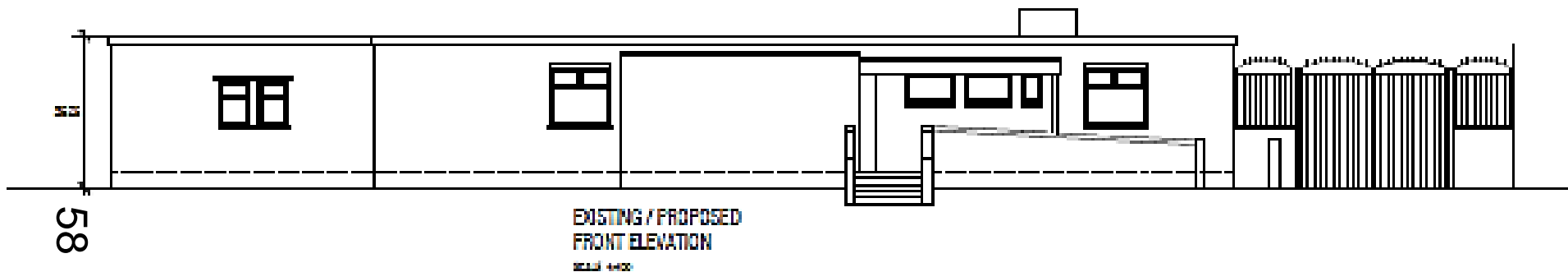
Houses to left of site





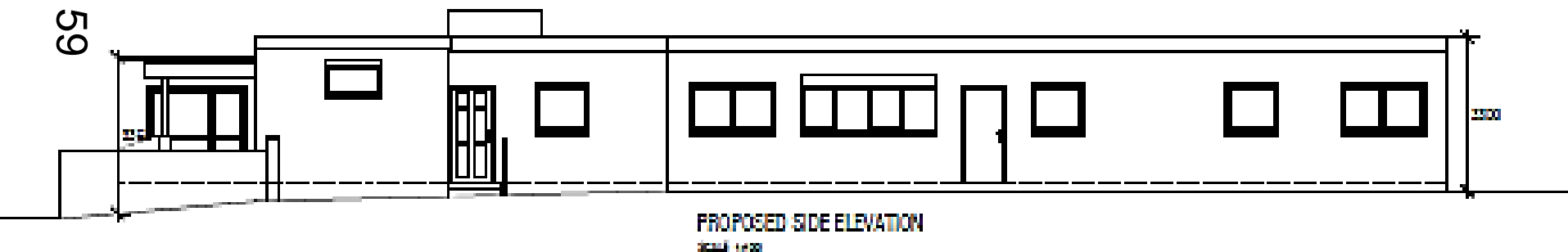
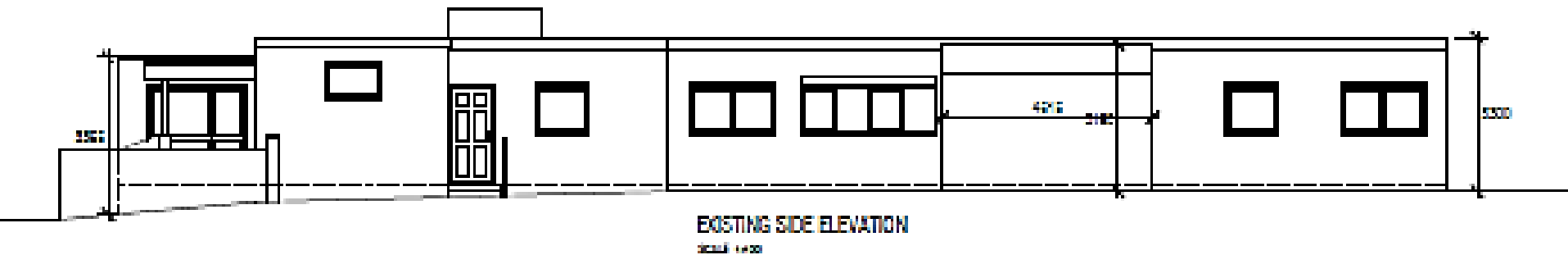
PROPOSED GROUND FLOOR PLAN

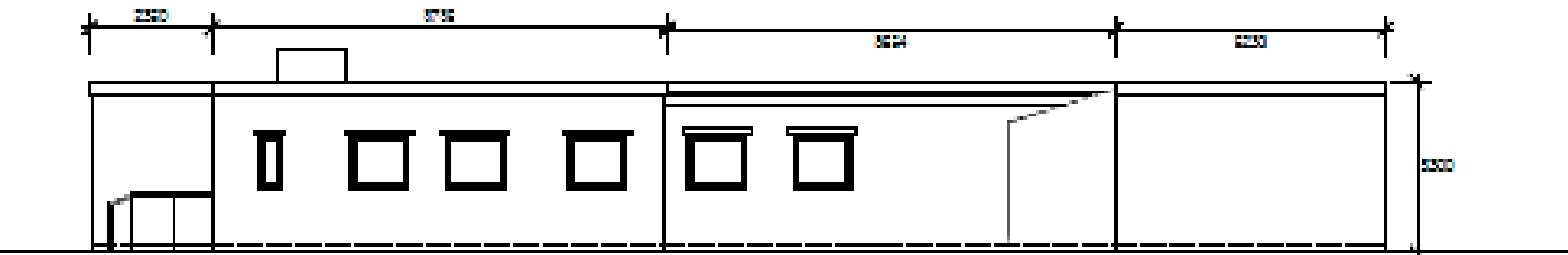




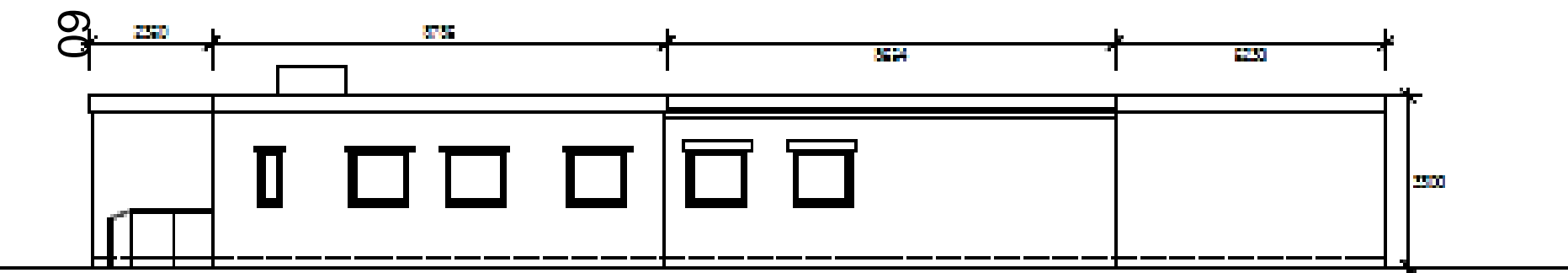
Proposed front elevation

20210777
24 Guthridge Crescent





EXISTING REAR ELEVATION
SCALE 1/4"=1'-0"



PROPOSED REAR ELEVATION
SCALE 1/4"=1'-0"

